

00552499/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE VILLAGE AT REDONDO OWNERS  
ASSOCIATION, A Washington Non-Profit  
Corporation

vs.

TYSON WHEELER, an individual, and JANE or  
JOHN DOE WHEELER, an individual, and the  
marital or quasi-marital community comprised  
thereof; MORTGAGE ELECTRONIC  
REGISTRATION SERVICES, INC., a Delaware  
corporation; PINNACLE CAPITAL MORTGAGE  
CORPORATION, a Division of FINANCE OF  
AMERICA MORTGAGE, LLC, a Delaware limited  
liability company; and WASHINGTON STATE  
HOUSING FINANCE COMMISSION

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 16-2-08346-3 KNT

JUDGMENT RENDERED ON 6/7/2016  
ORDER OF SALE ISSUED: 8/31/2016  
DATE OF LEVY: 9/12/2016

TO: TYSON WHEELER, an individual, and JANE or JOHN DOE WHEELER, JUDGMENT  
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**28720 18TH AVE S, #Z-302, FEDERAL WAY, WA 98003**

UNIT Z-302, THE VILLAGE AT REDONDO, A CONDOMINIUM, ACCORDING TO THE  
DECLARATION RECORDED UNDER RECORDING NO. 20060523001875, AND ANY  
AMENDMENTS THERETO, AND SURVEY MAP AND PLANS IN VOLUME 217 OF  
CONDOMINIUM PLATS, ON PAGES 51 THROUGH 60, INCLUSIVE, AND ANY AMENDMENTS  
THERETO, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING,  
STATE OF WASHINGTON. TAX PARCEL NUMBER: 894444-2230

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: NOVEMBER 4, 2016  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$8,751.74** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on NOVEMBER 4, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON NOVEMBER 4, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
SOUND LEGAL PARTNERS, PLLC  
6161 NORTHEAST 175TH STREET  
SUITE 205  
KENMORE, WA 98028  
(206) 823-1040